



216, Spies Lane, Halesowen, B62 9SW

Offers In The Region Of £425,000

- EXTENDED DETACHED HOUSE
- THREE DOUBLE BEDROOMS AND DRESSING ROOM
- ENLARGED KITCHEN, UTILITY AND DOWNSTAIRS W.C.
 - LIVING ROOM, DINING ROOM AND SUN ROOM
 - EXTENSIVE GARDEN
- IN NEED OF SOME GENERAL MODERNISATION IN PLACES
 - NO UPWARD CHAIN

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An opportunity to acquire an extended detached house with three double bedrooms and dressing room. The property benefits from an extensive rear garden.

Accommodation comprising: Enclosed porch, entrance hall, dining room, living room, sun room, extended kitchen, utility, downstairs w.c., landing, three double bedrooms with additional dressing room, bathroom, garage, extensive rear garden, gas boiler serving radiators, double glazing to windows as detailed.

ENCLOSED PORCH (Front)

Obscure double glazed double doors to front, obscure double glazed windows, tiled floor finish. Cupboard housing gas meter, additional store cupboard. Door opening onto:

RECEPTION HALL (Inner)

Panel radiator, ornamental coving and ceiling rose, doors off. Store cupboard with coat hooks. Staircase off to first floor landing.

LIVING ROOM (Front) 3.81m (3.56m) x 3.92m plus bay
Gas fire, double glazed bay window, ornamental coving to ceiling and ornamental ceiling rose, double doors opening onto:

DINING ROOM (Rear/Inner) 3.49m (3.25m) x 3.07m
Panel radiator, gas fire, ornamental coving to ceiling, 'dado' rail, sliding double glazed door onto:

SUN ROOM (Rear) 3.47m x 2.82m

Wood effect floor finish, coving to ceiling, gas fire, double glazed sliding door onto rear garden, serving hatch onto kitchen.

EXTENDED KITCHEN (Rear) 6.22m x 2.66m (2.63m)
Tiled floor finish, coving to ceiling, extractor, range of base units with cupboards and drawers, worktops, single bowl, single drainer stainless steel sink with mixer tap, cupboard housing 'Worcester' boiler, 'four' ring electric hob, cooker hood, 'Hotpoint' double oven, integrated fridge and freezer, storage cupboards at high level, display cupboard. Walk in store cupboard /pantry (with shelving and reduced ceiling height) located under the stairs. Obscure double glazed window onto garage.

UTILITY (L-shaped) (Inner) 2.16m (2.29m) x 2.21m plus 1.02m x 2.01m

Vinyl floor finish, strip light to ceiling, coving to ceiling, work top, storage cupboard, plumbing for washing machine, space for condenser dryer, storage cupboards mounted at high level to corner. Doors onto garage, W.C. and garden.

DOWNSTAIRS W.C.

Wall mounted Expel air heater, coving to ceiling, pedestal wash hand basin, wall tiled to approximately half wall height, w.c. toilet roll holder, towel rail.

Staircase from ground floor entrance hall leading off to:

FIRST FLOOR LANDING (INNER):

Display niche to staircase, handrail, landing with access

to roof space.

BEDROOM ONE (Front) 3.92m plus bay x 3.81m max (3.54m)

Double glazed bay window, picture rail, panel radiator.

BEDROOM TWO (Rear) 3.06m x 3.49m max (3.25m)

Double glazed window, panel radiator, picture rail.

DRESSING ROOM (To bedroom three located over garage) 2.78m x 2.72m

Panel radiator, double glazed window, fitted storage cupboard. Door opening onto:

BEDROOM THREE 5.81m x 2.56m narrowing to 2.26m

Double glazed windows to front and rear, panel radiator, rear garden.

BATHROOM 2.01m max x 2.42m

Two double glazed windows, heated towel rail. w.c., shower cubicle, wall mounted electric heater, recessed spotlights to ceiling, wash hand basin with vanity unity, walls tiled to full height, mirror to wall.

REAR GARDEN

The property has the benefit of an extensive rear garden with shaped lawn, garden shed.

GARAGE 2.32m (2.60m) x 5.21m

Up and over door.

COUNCIL TAX BAND D

TENURE:

We are verbally advised the property is freehold. The Agent has not checked the legal documents to verify the freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

SERVICES:

The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FIXTURES AND FITTINGS:

All items unless specifically referred to in these sales particulars are expressly excluded from the proposed sale. However, fitted carpets, curtains and certain other items may be taken at a valuation to be agreed.

VIEWING:

Strictly by prior appointment via agents.

MONEY LAUNDERING REGULATIONS:

In order to comply with Money Laundering Regulations, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds including bank statements for deposits in order to purchase and copy of mortgage agreement in principle from the appropriate lender. In the absence of being able to provide appropriate physical copies of the

above, Scriven & Co reserves the right to obtain electronic verification of identity.

EXTRA SERVICES:

By law, the agent must tell the client if the agent or any connected person intends to earn any commission or any other fees from offering or referring other services to the client or buyer. If the agent or any connected person earns money from any of these services or referrals the agent or the connected person would keep this commission or fee. Part of the payment for these extra services will be paid to the agent as a result of the referral. Scriven & Co offers the following services and has the following referral arrangements in place:

Scriven & Co routinely refers sellers (and buyers) to Infinity Financial Advice. It is the clients' or buyers' decision whether to choose to deal with Infinity Financial Advice. Should the client or a buyer decide to use Infinity Financial Advice the client or buyer should know that Scriven & Co receive a payment from Infinity Financial Advice equating on average to a figure in the order of £200 per referral.

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The agent routinely refers sellers (and buyers) to Warren's removals and storage it is the clients' or buyers' decision whether to choose to deal with Warren's removals and storage. Should the client or a buyer decide to use Warren's removals and storage the client or a buyer should know that the agent receives a referral fee to the value of £50 from them for recommending a client or buyer to them.



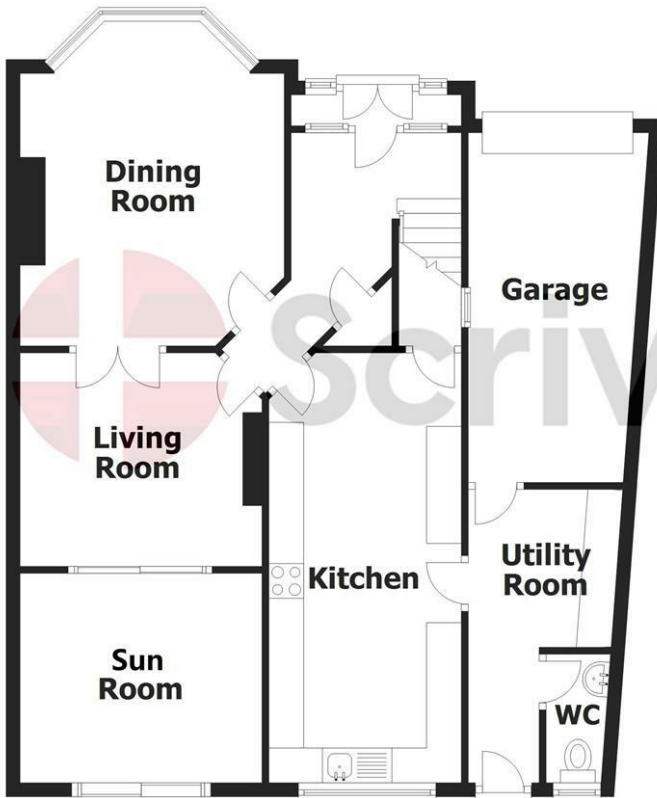
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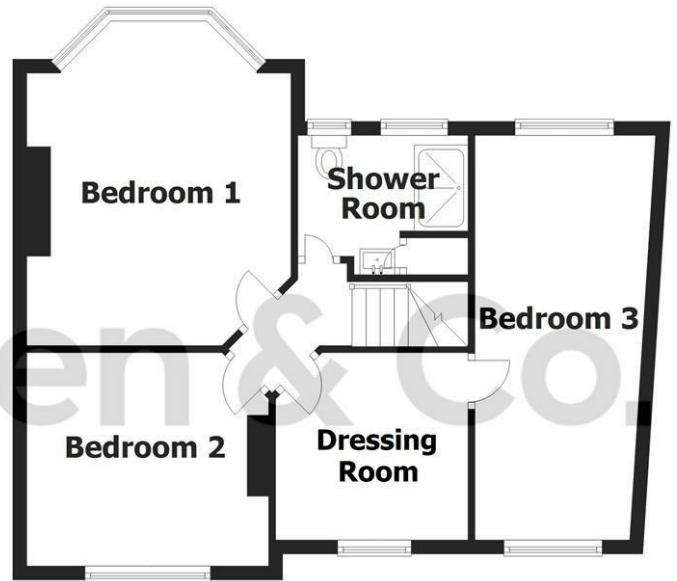
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

Misrepresentation Act 1967 : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



- Estate House, 821 Hagley Road West, Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: quinton@scriven.co.uk
- www.scriven.co.uk
- Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Property Reference: 18554663